

# Tucson Casita

MODEL PLAN ADU  
576 SF, One-bedroom Casita  
Fulfills requirements for  
*Universal Design / Accessible Casitas*  
*Small-footprint Casitas*  
and *Green or Net Zero Casitas*



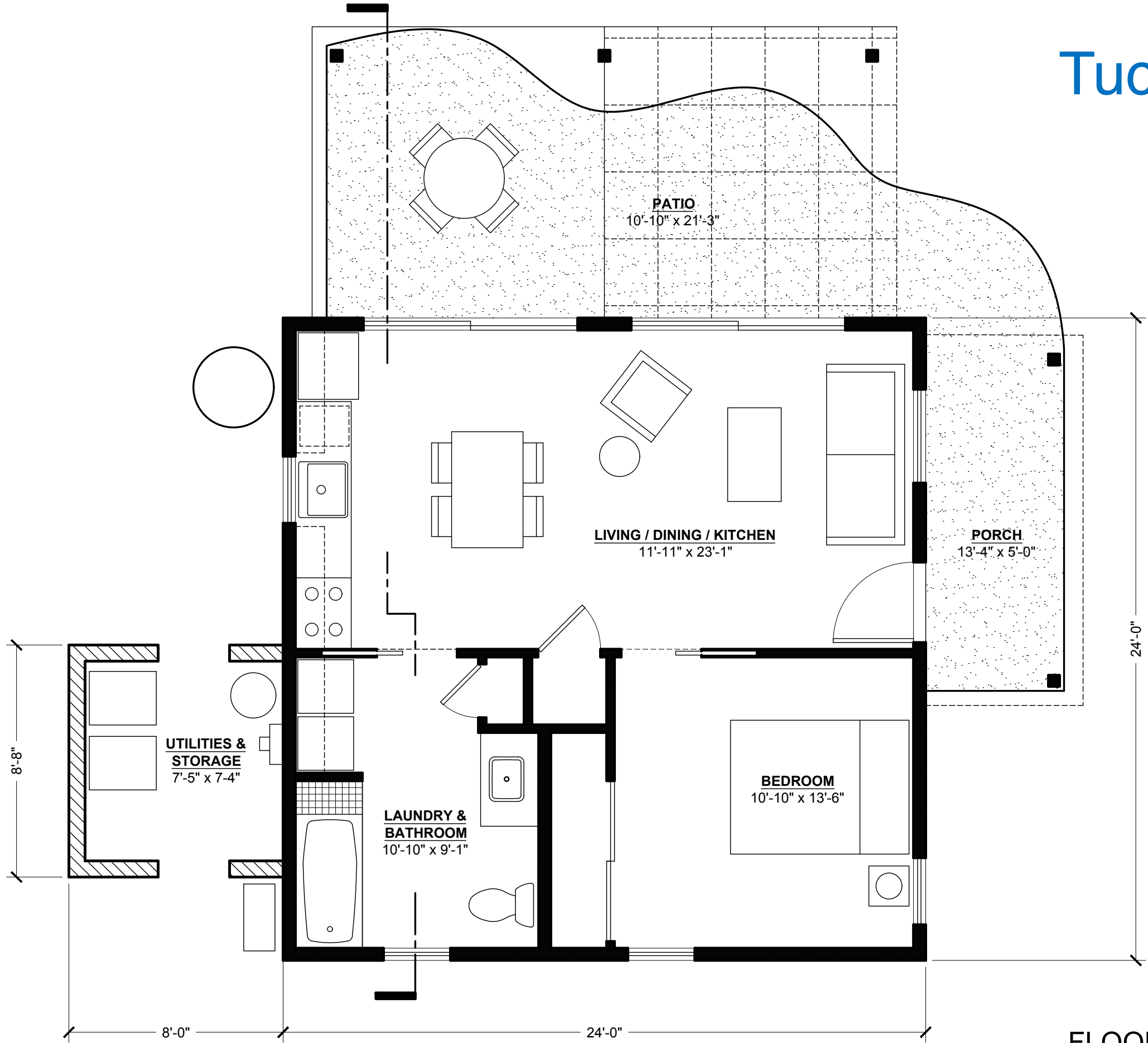
# Tucson Casita



3-D views showing covered entry and patio. Patio has a pergola (open rafters & purlins) on left, roof on right. North-facing patio orientation is recommended. Primary exterior materials are stucco, fiberglass doors and windows, metal roof / roof frame / pergola, and concrete paving.



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**FLOOR PLAN**  
1/4" = 1'-0"



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## PROJECT DESCRIPTION

This model plan for a Tucson Casita is accessible, adaptable and energy-efficient. The Casita has 576 SF of conditioned area plus an optional unconditioned 69 SF utilities / storage space. The design blends harmoniously with many of Tucson's architectural styles, is adaptable to a variety of sites, and is energy-efficient. The light-filled interior is wrapped with porches and a pergola to encourage indoor-outdoor living. The Casita features:

- Universal design / accessibility
- Suitable for a broad range of potential residents
- Adaptable to a variety of sites
- Simple to construct
- Energy efficiency (optional Net Zero)
- Thoughtful, contextual design

## PROJECT NARRATIVE

### **Goal One: Universal Design / accessibility**

- Zero-step covered entry
- Easy wheelchair maneuvering inside
- 36" Wide interior pocket doors
- Bi-passing bedroom closet doors
- Operable casement windows
- Accessible bathroom with ADA-recommended clear floor space
- Tub with integral seat (or optional walk-in shower)
- Side by side front-load washer and dryer
- Adaptable one-wall kitchen

### **Goal Two: Suitable for a broad range of potential residents**

- Living space for a single person or a couple
- Bedroom large enough for a king size bed
- Accessible for those with a mobility impairment
- Good for many stages of life: young adult to old age

### **Goal Three: Adaptable to a variety of sites**

- 576 SF footprint is allowable on all single family lots in Tucson
- 12' Height complies with ADU height limit
- The simple square form maximizes possible locations on single family lot
- Windows could be eliminated on south wall for one-hour (zero setback) conditions

### **Goal Four: Simple to construct**

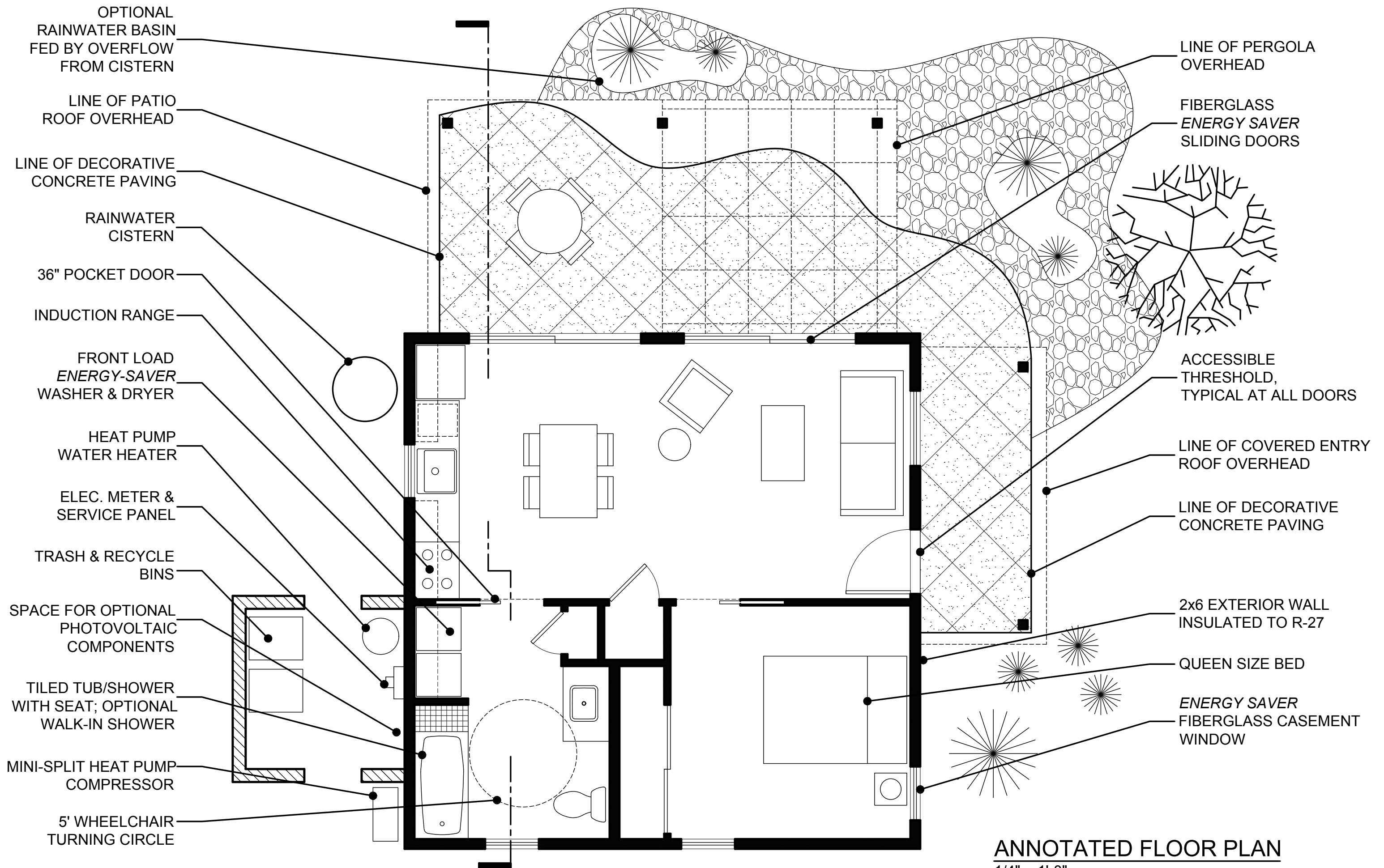
- Efficient square 24' x 24' floor plan
- 2' Module to minimize material waste
- Conventional footings and slab or post-tensioned slab
- Simple stick-framing
- One-coat stucco exterior

### **Goal Five: Energy efficient, optional Net Zero**

- Energy efficient envelope and mechanical systems
- Net Zero possible with optional photovoltaic array
- Window and doors oriented with respect to sun
- High-SEER, ducted mini-split heat pump
- Ducts within conditioned envelope
- Heat pump water heater
- High R-value rigid foam ceiling / roof insulation
- "Cool" roof
- Roof runoff diverted to cistern
- Cistern overflow diverted to rainwater basins

### **Goal Six: Thoughtful, contextual design**

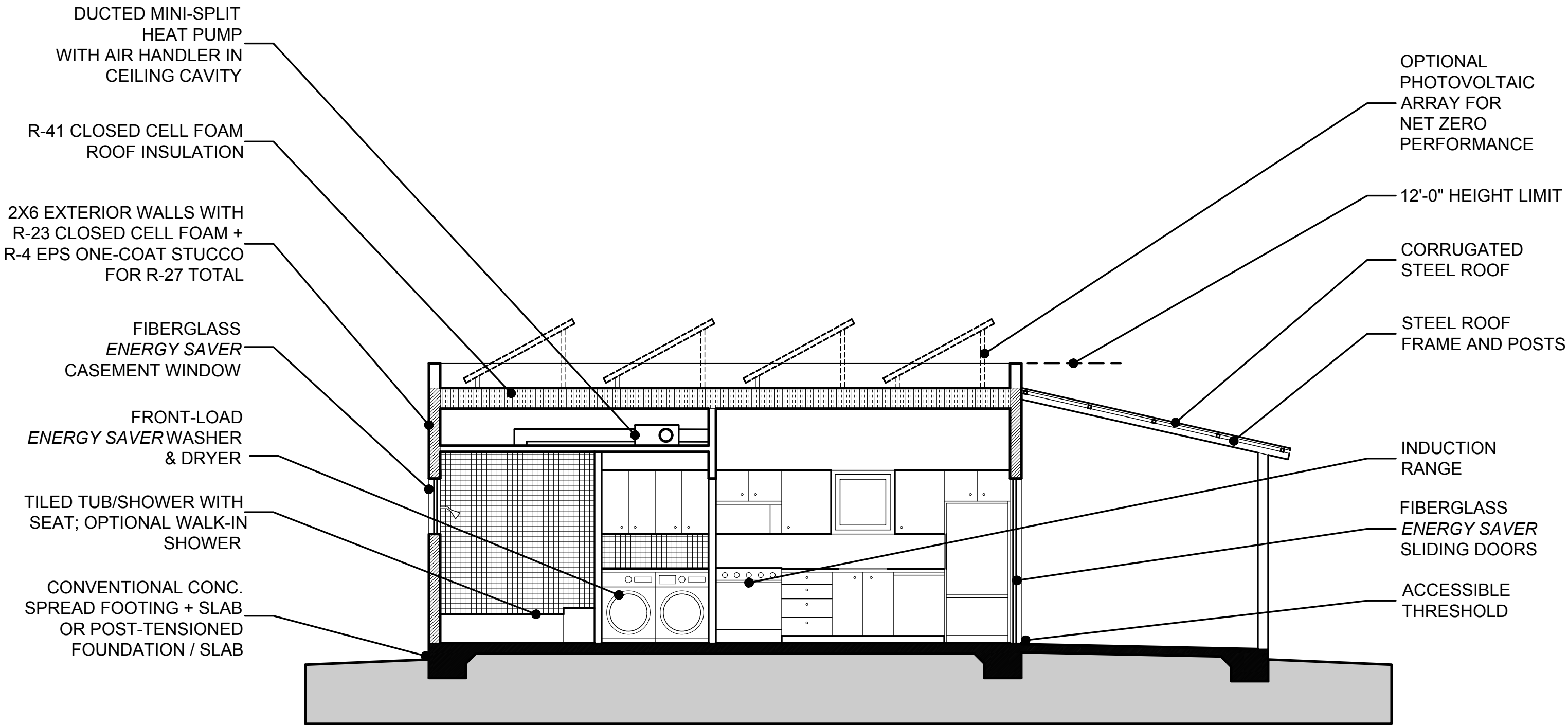
- Strong sense of place
- Open living / dining / kitchen area
- Light from all directions for light-filled interior
- Strong indoor / outdoor connection
- Varied ceiling heights
- Stucco exterior echoes predominate material in Tucson
- Metal roofs, roof frames, and pergola for durability
- Simple massing compatible with a variety of architectural styles



## ANNOTATED FLOOR PLAN

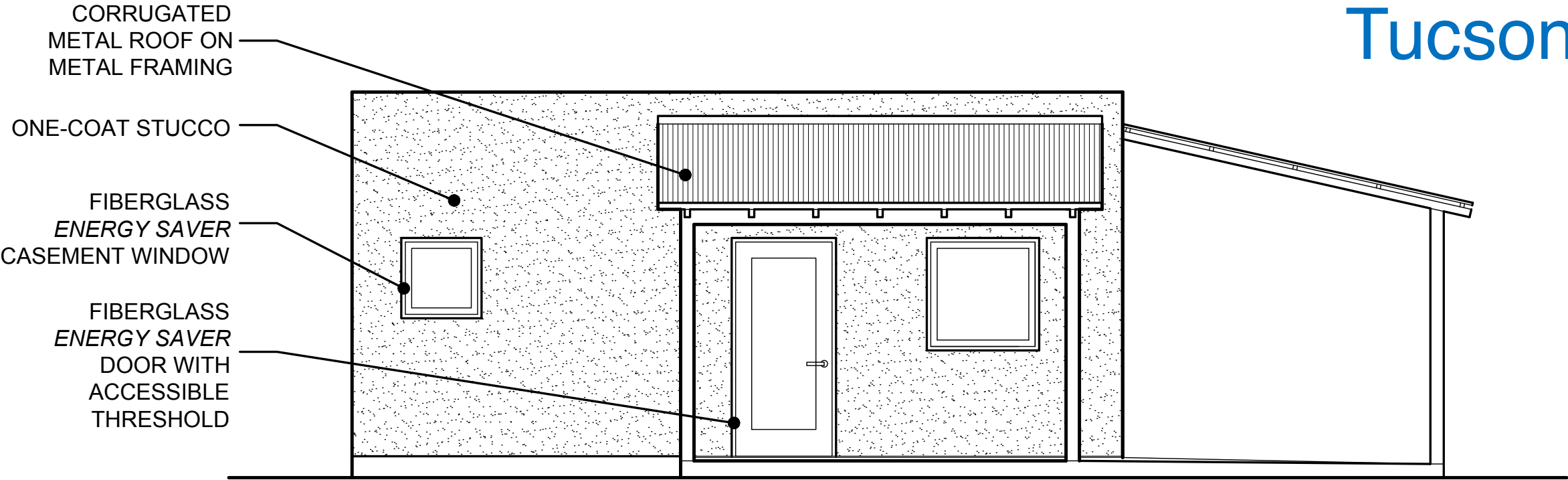
1/4" = 1'-0"

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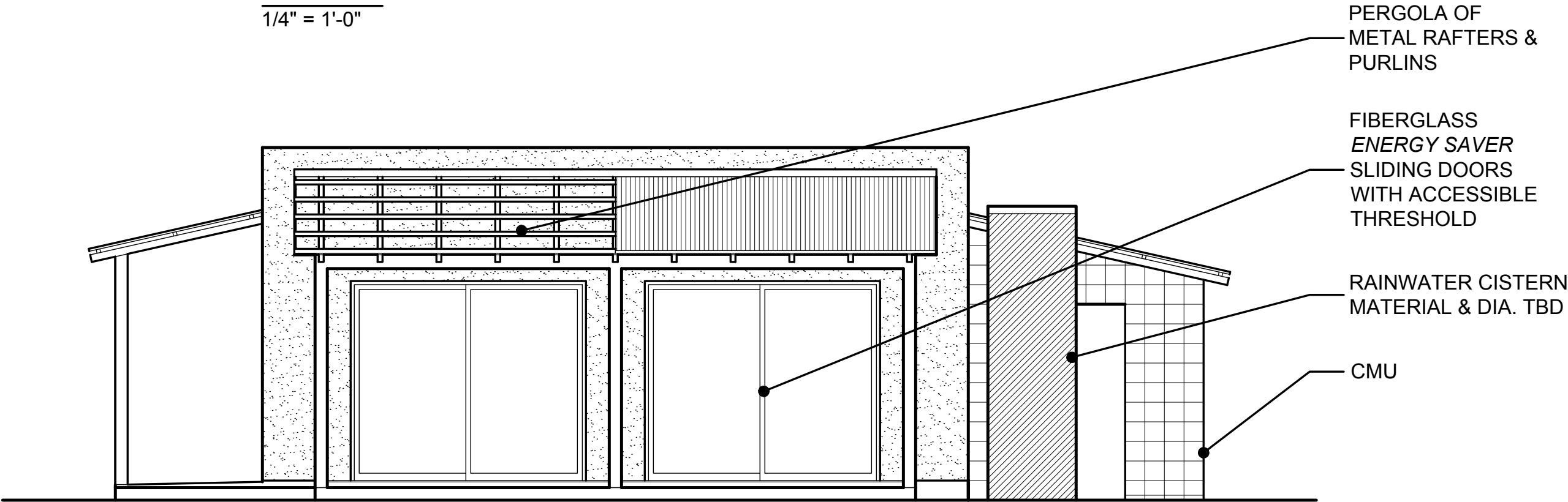


**SECTION**  
1/4" = 1'-0"

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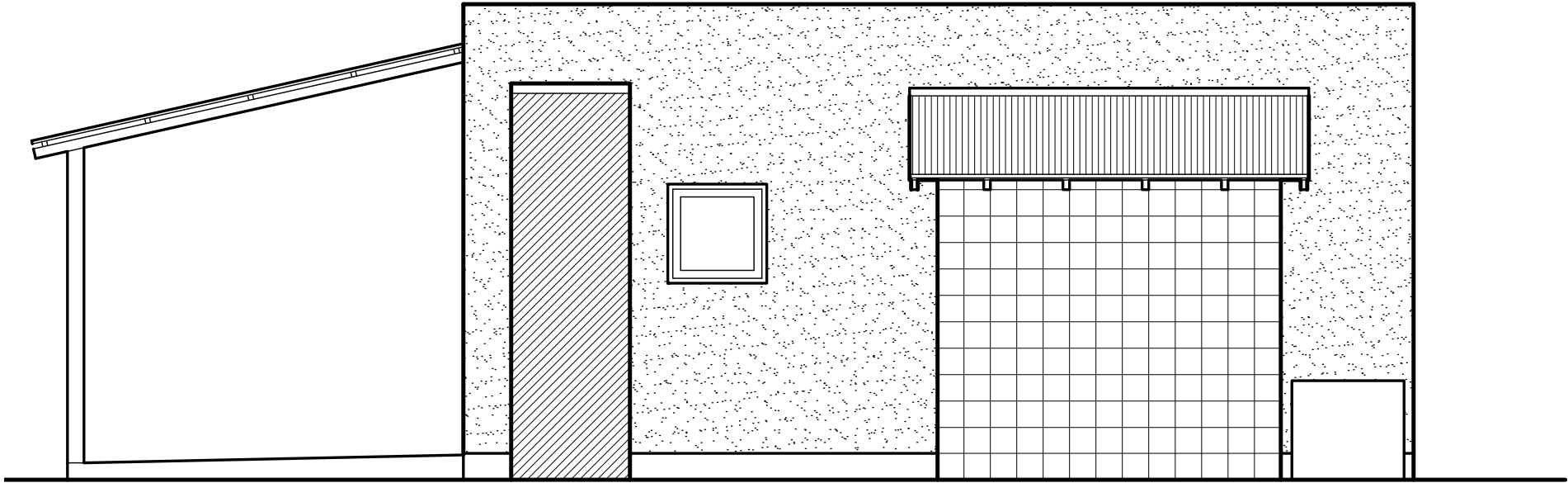


FRONT  
1/4" = 1'-0"

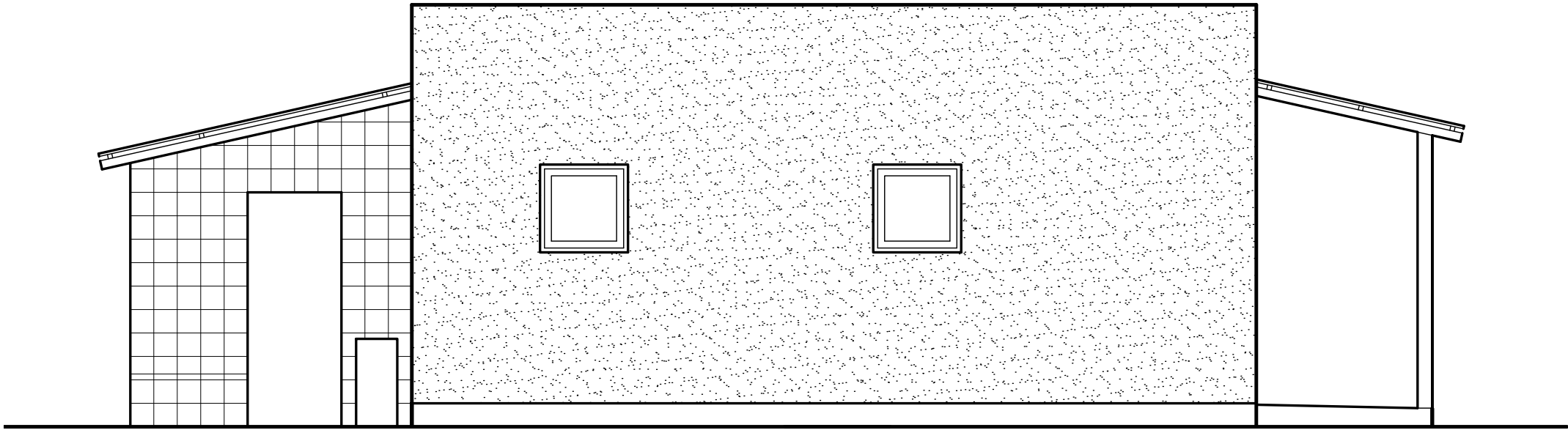


RIGHT SIDE  
1/4" = 1'-0"

# Tucson Casita



BACK  
1/4" = 1'-0"



LEFT SIDE  
1/4" = 1'-0"